

St. Martin's by the Bay Homeowners Association
Board of Directors' Meeting
MINUTES
October 4, 2014

MEMBERS PRESENT: Mike Shutt, Russell Luzier, Justin McGinnis, Buddy Dukes

CALL TO ORDER: The meeting was called to Order at 10:07 AM.

SECRETARY'S REPORT: Reviewed last month's meeting notes compiled by Ollie, Minutes were reviewed, amended and approved. Motion to approve by Justin, seconded by Mike, all in favor. Oliver Walsh has decided to step down and has offered his resignation which was accepted by the board.

TREASURER'S REPORT: Mike Shutt provided the Treasurer's Report and reviewed the 2014 Budget. Due to construction renovations at the Pump House the board voted to move projected budget funds from the Pool where we have underspent funds of \$2500 over the Water account to assure we have enough funds to complete the pumphouse upgrades and make it through the next 5 months of water expenses. We have \$29,038.38 in the general account, We have \$23,148 in the dock account after paying our 2014 settlement payment to Dr Bahrami. That \$5,000 payment will be made this weekend 10/4/2014. We currently have 6 homeowners delinquent on HOA dues and 2 accounts with leins that are outstanding. Mitchell property has been sold, Mike will be sending W9 to new owner and 2014 dues will be paid Per terms of the bank sale. Dock account has one outstanding balance of \$428.75. All second payment invoices for dues have been mailed out and approx. \$7000 has been received this week. Motion to accept treasures report made by Justin, seconded by Buddy, all in favor.

SIGN ON BEAUCHAMP RD. We've been contacted by Blair Snyder regarding sign on horse farm property. He requested it to be removed because county will not allow him to have a sign unless ours is removed. After many hours of research and discussion with past board members, community and county personnel, in addition to, review community documents. We've decided to remove our signage as he requested to avoid additional expense in litigation and will discuss relocating sign at AGM. Motion to approve by Buddy, seconded by Mike, all in favor.

WATERS BUILDING PLANS: Reviewed site plans submitted to the board by Ruth Waters for reconstruction of her property that was lost in fire on Riverview Dr. Motion to approve by Justin provided all county and state permits have been obtained and approved and all county guidelines are followed. Seconded by Mike, all in favor.

WATER BREAK: Board discussed two invoices from Atlantic Plumbing for water breaks on Riverview Dr. One in front of Mr. and Mrs. Young, and second in front of Ruth and Joe Waters. These breaks were directly associated with the heavy equipment used at the Waters home during the fire. Each invoice was given to homeowners to forward to their home owners insurance as a claim associated with fire. We will discuss at next meeting to assure Atlantic Plumbing has been paid.

Pumphouse Update: We have given the contractor his first two drafts, the project is well underway and should be completed by 10/18.

NEXT WEEKEND WORKBEE. We will rent a Brush hog to cut the field, we have obtained a burn permit to burn the pile, and we will put away all pool furniture. We will also clean the boat parking area, and cut grass. Additional work to be to be determined.

BOAT STORAGE AREA: Pohland was contacted regarding his boat in storage area, he plans to remove his boat within 2 weeks.

WATER: We were contacted by Jeff Montgomery stating our water seems to be high on iron, Mike has contacted Sharp water who will preform testing and circle back to him with steps taken to address the issue.

FIRE RESPONSE: As per a request from Sara Sabia, the board discussed fire response for Waters fire. Mike will contact Showell Fire Dept regarding their next meeting. Justin and Mike will attend and discuss fire plans for our community and discuss updates at our next meeting.

POOL: Justin/Mike will contact Premier Pools to schedule winterization and contract for next year. Mike has contacted Atlantic plumbing to shut down mainline, and winterize warehouse and bathrooms.

ADJOURN: Motion to adjourn by Justin, seconded by Buddy. The meeting was adjourned at 11:03a.m.